



City of NORFOLK

C: Dir., Department of City Planning

To the Honorable Council
City of Norfolk, Virginia

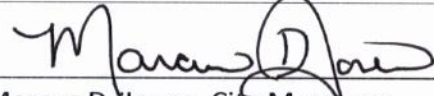
December 15, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Change of zoning from IN-1 (Institutional) district to OSP (Open Space Preservation) district at 7620 Shirland Avenue – City of Norfolk**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 1/6

Approved: 
Marcus D. Jones, City Manager

Item Number:

PH-6

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Change of zoning from IN-1 (Institutional) district to OSP (Open Space Preservation) district at 7620 Shirland Avenue.
- IV. **Applicant:** City of Norfolk
- V. **Description:**
 - The site is currently developed with the vacant School of International Studies at Meadowbrook.
 - This request would rezone the property to allow for the construction of a fire station and public park.
 - The fire station will be approximately 14,000 square feet and have three bays. The intent is for this new fire station to replace the existing fire station across W. Little Creek Road, which is over 90 years old and has two bays.
 - The proposed use of the site as a fire station and public park would provide needed amenities and would not have any adverse impacts on the surrounding single-family and multi-family neighborhoods.

Staff point of contact: Chris Whitney at 823-1253, chris.whitney@norfolk.gov

Attachments:

- Staff Report to CPC dated November 12, 2015 with attachments
- Letter of support – Meadowbrook Civic League
- Proponents and Opponents
- Ordinance

Planning Commission Public Hearing: November 12, 2015

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Chris Whitney, CFM

Staff Report	Item No. 2		
Address	7620 Shirland Avenue		
Applicant	City of Norfolk		
Request	Change of Zoning		
Property Owner	City of Norfolk		
Site Characteristics	Site Area	4.46 Acres	
	Zoning	From: IN-1 (Institutional)	To: OSP (Open Space Preservation)
	Neighborhood	Meadowbrook	
	Character District	Suburban	
Surrounding Area	North	R-14 (High Density Multi-Family): Hampton Creek apartments, Royal Oaks apartments, Norfolk Fire Station 12	
	East	R-11 (Moderate Density Multi-Family); R-5 (Single-Family): triplex, single-family homes	
	South	R-12 (Medium Density Multi-Family); R-5: Hampton Manor apartments, single-family homes	
	West	C-2 (Corridor Commercial): Church's Chicken	



A. Summary of Request

- This request would rezone the property to allow for the construction of a fire station and public park.
 - The fire station will be approximately 14,000 square feet and have three bays.
 - The intent is for this new fire station to replace the existing fire station across W. Little Creek Road, which is over 90 years old and has two bays.
- The site is currently developed with the vacant School of International Studies at Meadowbrook.

B. Plan Consistency

The proposed change of zoning is consistent with *plaNorfolk2030*, which designates this site as institutional.

C. Zoning Analysis

i. General

- Currently, the site is zoned IN-1, which provides special standards and procedures for the accommodation of institutional developments in recognition of the existing school.
- This application, if approved, would change the zoning to OSP, which limits the use of this site to open space and related amenities.
- This application is intended to preserve and protect active park and recreation lands, passive open spaces, significant natural features, and environmentally sensitive areas.
 - The OSP zoning district further permits limited construction within open space areas which is consistent with their preservation and promotes their use and enjoyment.
- The use of this site as a fire station and public park would be permitted within the OSP zoning district.

ii. Parking

- The site is located in the Suburban Character district.
- The parking requirement for a fire station would be determined by the Zoning Administrator.

iii. Flood Zone

The property is in the X Flood Zone, which is a low risk flood zone.

D. Transportation Impacts

N/A

E. Impact on the Environment

The development of the site with a fire station will require approval through the Site Plan Review process and will meet City stormwater, landscaping and other physical development requirements.

F. Impact on Surrounding Area/Site

- The proposed use of the site as a fire station and public park would provide needed amenities and would not have any adverse impacts on the surrounding single-family and multi-family neighborhoods.
- There was one call for service for the property over the past year, with no arrests made.

G. Payment of Taxes

The property is non-taxable.

H. Civic League

- Notice was sent to the Meadowbrook and Lochaven Civic Leagues on October 9.
- Letter of support from the Meadowbrook Civic League was received on November 10.

I. Communication Outreach/Notification

- Letters were mailed to all property owners within 300 feet of the property on October 29.
- Legal notification was placed in *The Virginian-Pilot* on October 29 and November 5.

J. Recommendation

Staff recommends that the request for rezoning be **approved**.

Attachments

Location Map

Zoning Map

Application

Notice to the Meadowbrook and Lochaven Civic Leagues

Letter of Support from the Meadowbrook Civic League

Proponents and Opponents

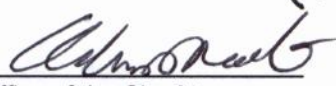
Proponents

None

Opponents

None

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 7620 SHIRLAND AVENUE FROM IN-1 (INSTITUTIONAL) DISTRICT TO OSP (OPEN SPACE PRESERVATION) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 7620 Shirland Avenue is hereby rezoned from IN-1 (Institutional) District to OSP (Open Space Preservation) District. The property which is the subject of this rezoning is more fully described as follows:

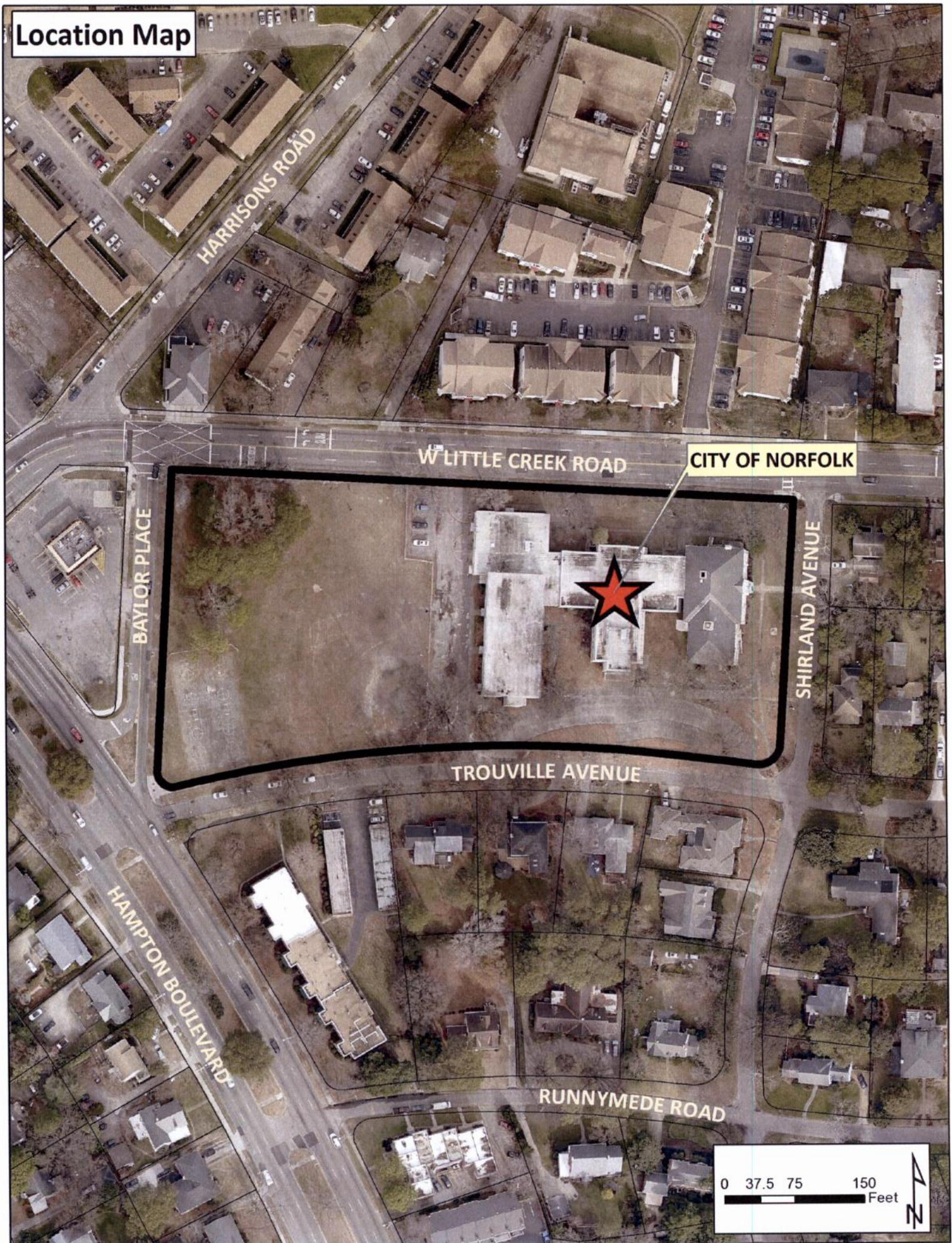
Property fronting 656 feet, more or less, along the southern line of West Little Creek Road, 321 feet, more or less, along the eastern line of Baylor Place, 661 feet, more or less, along the northern line of Trouville Avenue, and 259 feet, more or less, along the western line of Shirland Avenue; premises numbered 7620 Shirland Avenue.

Section 3:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

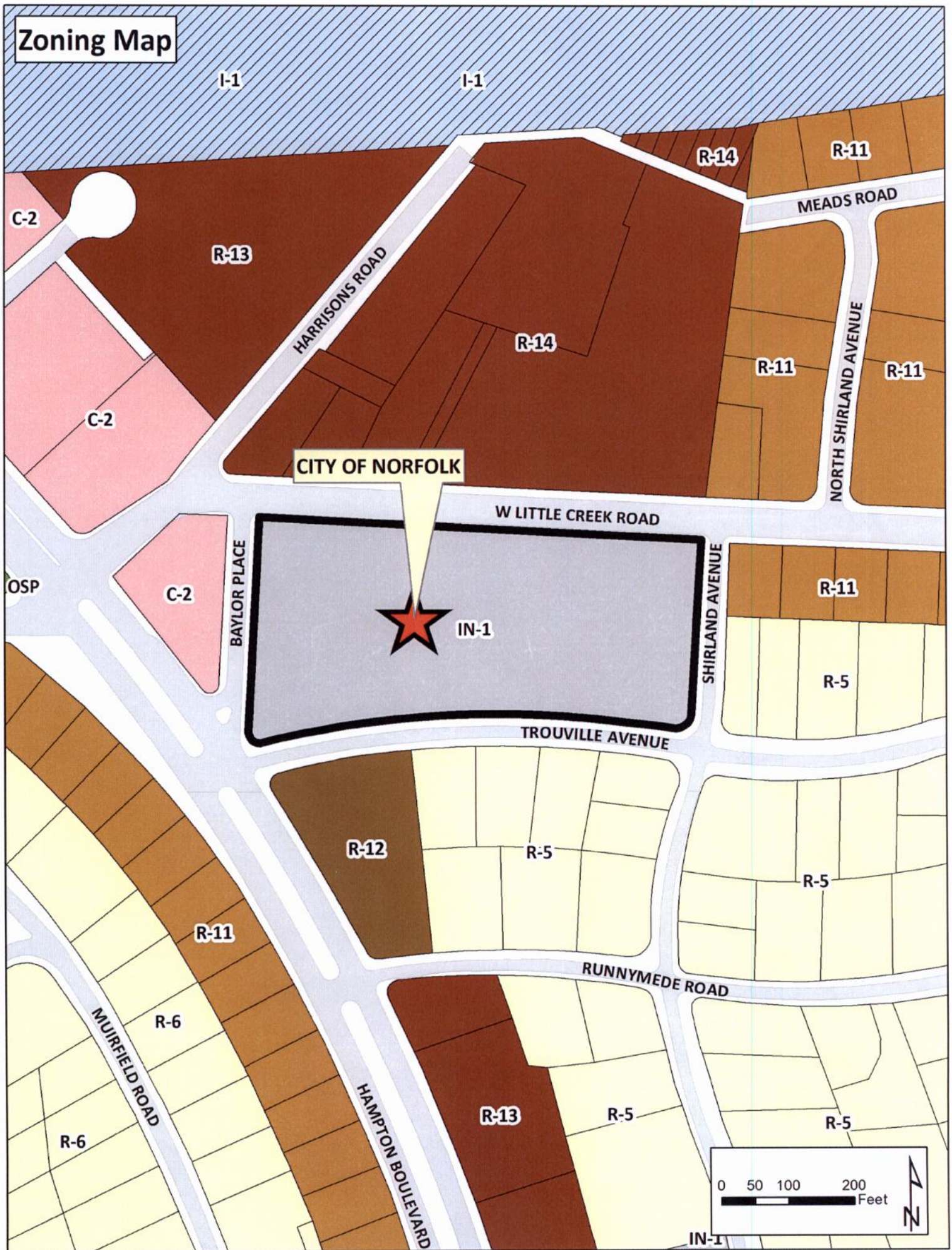
Section 4:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

Location Map



Zoning Map





APPLICATION CHANGE OF ZONING

Date of application: 9/28/15

Change of Zoning

From: IN-1 Zoning To: OSP Zoning

DESCRIPTION OF PROPERTY

Property location: (Street Number) 7620 (Street Name) Shirland
Avenue

Existing Use of Property: Meadowbrook School

Current Building Square Footage 47,362

Proposed Use Fire Station / Dog Park

Proposed Building Square Footage _____

Trade Name of Business (If applicable) _____

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) Jones (First) Marcus (MI) D

Mailing address of applicant (Street/P.O. Box): 1101 City Hall Bldg

(City) Norfolk (State) VA (Zip Code) 23510

Daytime telephone number of applicant (757) 664-4242 Fax (757) 664-4239

E-mail address of applicant: _____

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**Application
Rezoning
Page 2**

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) _____ (First) _____ (MI) _____

Mailing address of applicant (Street/P.O. Box): _____

(City) _____ (State) _____ (Zip Code) _____

Daytime telephone number of applicant () _____ Fax () _____

E-mail address of applicant: _____

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) Jones (First) Marcus (MI) D

Mailing address of property owner (Street/P.O. box): 1101 City Hall Bldg

(City) Norfolk (State) VA (Zip Code) 23510

Daytime telephone number of owner (757) 664-4242 email: _____

CIVIC LEAGUE INFORMATION

Meadowbrook

Civic League contact: Harold Bell meadowbrookcivicleague@gmail.com

Date(s) contacted: _____

Ward/Super Ward information: 1 / 6

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

REQUIRED ATTACHMENTS

- ✓ Required application fee, **\$705.00** (if check, make payable to the City of Norfolk).
 - Application fee includes a non-refundable \$5 technology surcharge.
 - If accompanied with a necessary map amendment to the City's adopted general plan, *plaNorfolk2030*, an additional technology surcharge of **\$5** will be required.
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- ✓ One 8 ½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- ✓ Written description and details of the operation of the business (i.e., # of employees, # of bays, reason for rezoning, etc...)

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

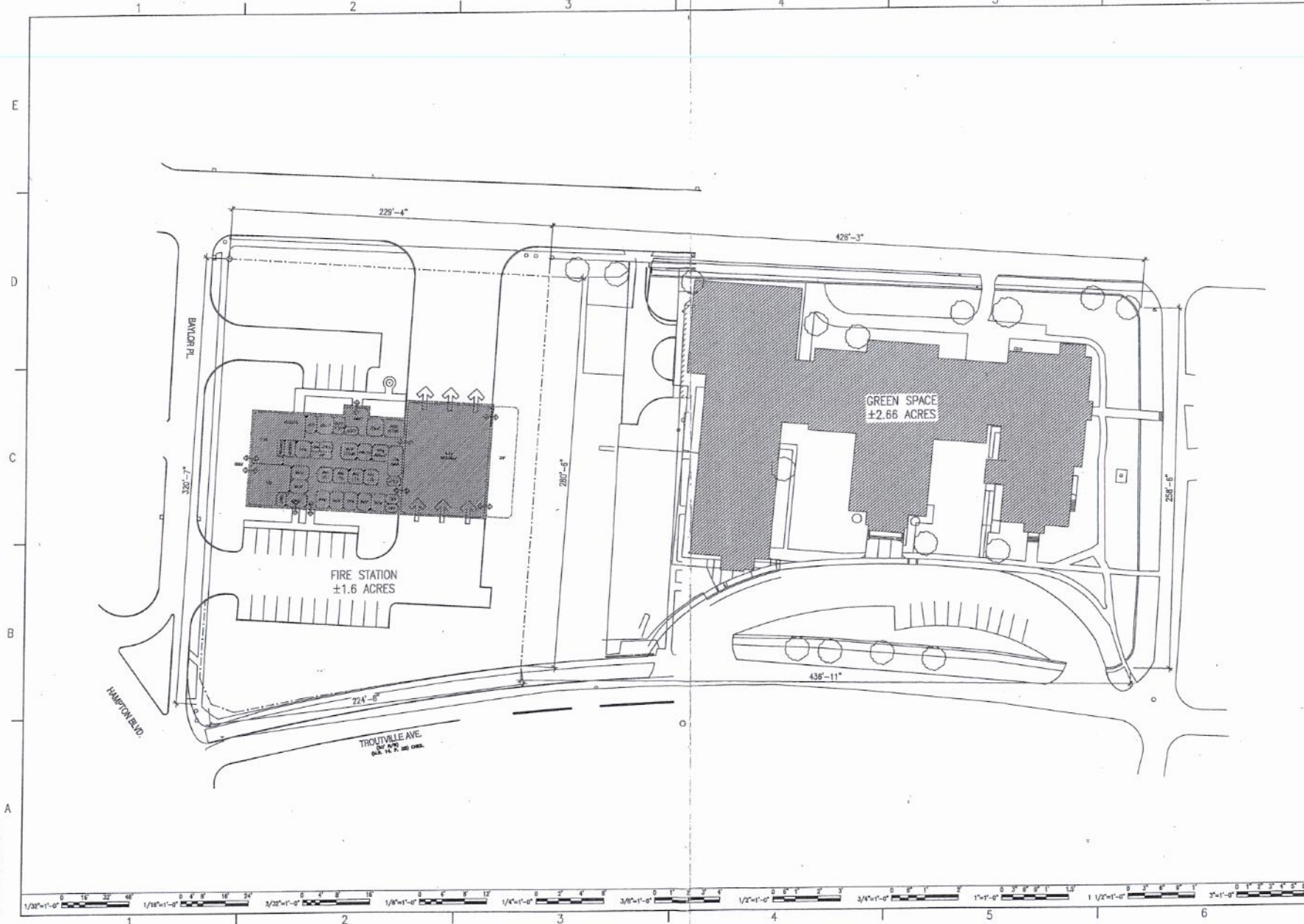
Print name: Marcus D. Jones Sign:  / /
(Property Owner) (Date)

Print name: Marcus D. Jones Sign:  / /
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____ / _____ / _____
(Authorized Agent Signature) (Date)

160093 BNDY/SJSD



90% SUBMITTAL

JUNE 5, 2015

REVISIONS		PROJECT NO.	DATE
STABOL	DESCRIPTION	1401	6/5/2015

NORFOLK FIRE STATION #12

DESIGN/BUILD BRIDGING DOCUMENTS RFP

NORFOLK VIRGINIA

SHEET TITLE

WALLER TODD & SADLER ARCHITECTS

1909 CYPRESS AVENUE
VIRGINIA BEACH, VA 23451
(757) 417-0140

SHEET NUMBER

Whitney, Chris

From: Straley, Matthew
Sent: Friday, October 09, 2015 10:21 AM
To: 'meadowbrookcivicleague@gmail.com'; 'adam.c.tharp@gmail.com'
Cc: Protogyrou, Andrew; Winn, Barclay; Ransom, Carlton; Whitney, Chris
Subject: new Planning Commission application - 7620 Shirland Avenue
Attachments: Meadowbrook_Shirland.pdf

Mr. Bell and Mr. Tharp:

Attached please find the application for a change of zoning from IN-1 (Institutional) district to OSP (Open Space Preservation) district at 7620 Shirland Avenue.

The purpose of this request is to allow for the construction of a fire station and dog park.

The item is tentatively scheduled for the November 12, 2015 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Chris Whitney* at (757) 823-1253, chris.whitney@norfolk.gov

Thank you.

Matthew Straley

GIS Technician II

Norfolk Department of City Planning

810 Union Street, Suite 508 | Norfolk, Virginia 23510

Matthew.Straley@norfolk.gov | Tel: 757-664-4769 | Fax: 757-441-1569

From: Harold Bell [<mailto:hbell@haroldebells.com>]

Sent: Tuesday, November 10, 2015 11:07 AM

To: Homewood, George; martinjr@decklaw.com

Cc: John Domena; David Chase - home (davidmchase@gmail.com); Steve Cyrus; Winn, Barclay; Paul Fraim (pfraim@ff-legal.com); Protogyrou, Andrew

Subject: Meadowbrook School Site Rezoning

Gentlemen:

I am writing as President of Meadowbrook Civic League ("MCL") to express the support of MCL for the proposed rezoning of the entirety of the Meadowbrook School Site to OSP and the allowance within that use of the western-most 1.6 acres as the location of the New Fire Station 12.

MCL met on the evening of November 9, 2015 and its membership voted unanimously to support the proposed rezoning and limited use described above.

We very much appreciate the City's initiative to preserve in perpetuity the Meadowbrook School Site as open park space and ask that you let us know what, if anything, we may do to support this effort.

Sincerely,
Harold Bell

Harold E. Bell, Esq.
Harold E. Bell, P.C.
603 Town Point Center
150 Boush Street
Norfolk, Virginia 23510
757-622-1800

www.haroldebells.com